

A. DESIRABILITY

A1 GENERAL

- A1-3** LONG TERM VISION "DON'T SETTLE" ... LESS THAN OPTIMAL
... FOR OPTIMAL DEVELOPMENT
... ZONING
... COMBINE W/ A1-2

A2 DOWNTOWN DUBLIN

- A2-3** CLARIFY INTENT FOR SUPPORT OF ADDITIONAL RESIDENTIAL IN CONJUNCTION OF ADDITION OF ADDITIONAL COMMERCIAL ...

A3 THE GREEN @ PARK PLACE

A4 DUBLIN LAND COMPANY

- A4-1** ENCOURAGE OFFICE → **A4-2** SUPPORT A WALKABLE ENVIRONMENT FOR DOWNTOWN
REMOVE **A4-6** ... DUPLICATES **A4-9**
A4-15 ~~APPROPRIATE~~ UTILIZE LEVERAGE OF DEVELOPMENT TIMING
... REMOVE "CONSTRUCTION" AS PART OF LANGUAGE → NEED CLARIFICATION...
ADD ... WHERE FEASIBLE

A5 PROMENADE

- ... DUBLIN FRONTAGE AS COMMERCIAL **A5-5** ... WILL VS. SHOULD ...
A5-2 ... ALL RESIDENTIAL OFF DUBLIN BLVD. → AGREE/DISAGREE
... STRONG COMMERCIAL ...

A6 GRAFTON PLAZA

- A6-2** ... WHERE FEASIBLE (GLODM) EXCEPT G PROMENADE

A7 CHEN PROPERTY

- A7-3** ... ADD "STRONG" TO LANGUAGE **ADD**
... AIRPORT PROTECTION ZONE

OTHER COMMENTS

REGIONAL AS A WALKABLE STREET.

B. DESIGN PRINCIPLES

B1 MATERIALS TEXTURES & CHARACTER

- ADD** ... BASE, BODY, & CAP (GENERAL BUILDING DESIGN)
... NO STUCCO ...

- ADD** (CHARACTER) ... "HISTORICAL REFERENCE IN DESIGN"
... TRADITIONAL MATERIALS ... TRI-VALLEY
... "WHERE APPROPRIATE" ... "REFLECTS HISTORY" ...
... CONTEMPORARY DESIGN

B2 AMENITIES

- ... IMPORTANT TO DOWNTOWN
... SHOULD WATER BE IN THIS?
... UTILIZE RECYCLED WATER IN AMENITIES
ADD "SUSTAINABLE MEASURES"

B3 CONNECTIVITY, ACCESS, SUSTAINABILITY

- ... PURPLE PIPE OVER FREEWAY TO WESTSIDE
B3-5 LOW PROFILE PARKING GARAGE VS. SURFACE PARKING

C. ECONOMIC DEVELOPMENT INCENTIVES

C1 DEVELOPERS, PROPERTY OWNERS, REST, RETAIL, INS. INVESTORS

- ADD** EXTEND FULL TOOLBOX TO ENTIRE CITY ... FOR AGAINT
... GENER. CAPACITY - DOWNTOWN
... PARKING INCENTIVES - VILLAGE PARKWAY
... CONSIDER
4 6

C2 SHOPPERS, DINERS, VISITORS

- ... IS BART SHUTTLE ... TAKE OUT →
ADD ENCOURAGE A TRI-VALLEY VISITOR CENTER, CHAMBER OF COMMERCE
LOCAL BUSINESS BUREAU, SPONSORSHIP PROGRAM.
ADD PRIVATE SHUTTLE SERVICES
ADD BUSINESS SHUTTLE SERVICES

OTHER COMMENTS

- DEVELOPER INCENTIVES ...?
- TIMING CHALLENGES FOR DEVELOPERS?
- CHALLENGES B/W DEVELOPER + PROPERTY OWNERS
- OPEN PUBLIC PROCESS FOR FUTURE DEVELOPMENT